



# CAROLINA LOGISTICS PARK

±23,100 - 46,366 SF AVAILABLE

12032 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



- ±23,100 - 46,366 SF Available
- Located within Carolina Logistics Park, a ±4 million SF industrial park consisting of Class A distribution and manufacturing space
- Zoning - General Industrial (GI)
- ESFR sprinkler system
- 32' clear height
- The park features state-of-the-art building aesthetics and characteristics, a prime distribution location and access to an established workforce and amenities
- Excellent location in Southwest Charlotte, in close proximity to I-77, I-485, Charlotte Douglas International Airport and CBD

Developed and managed by Beacon Partners, the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers.

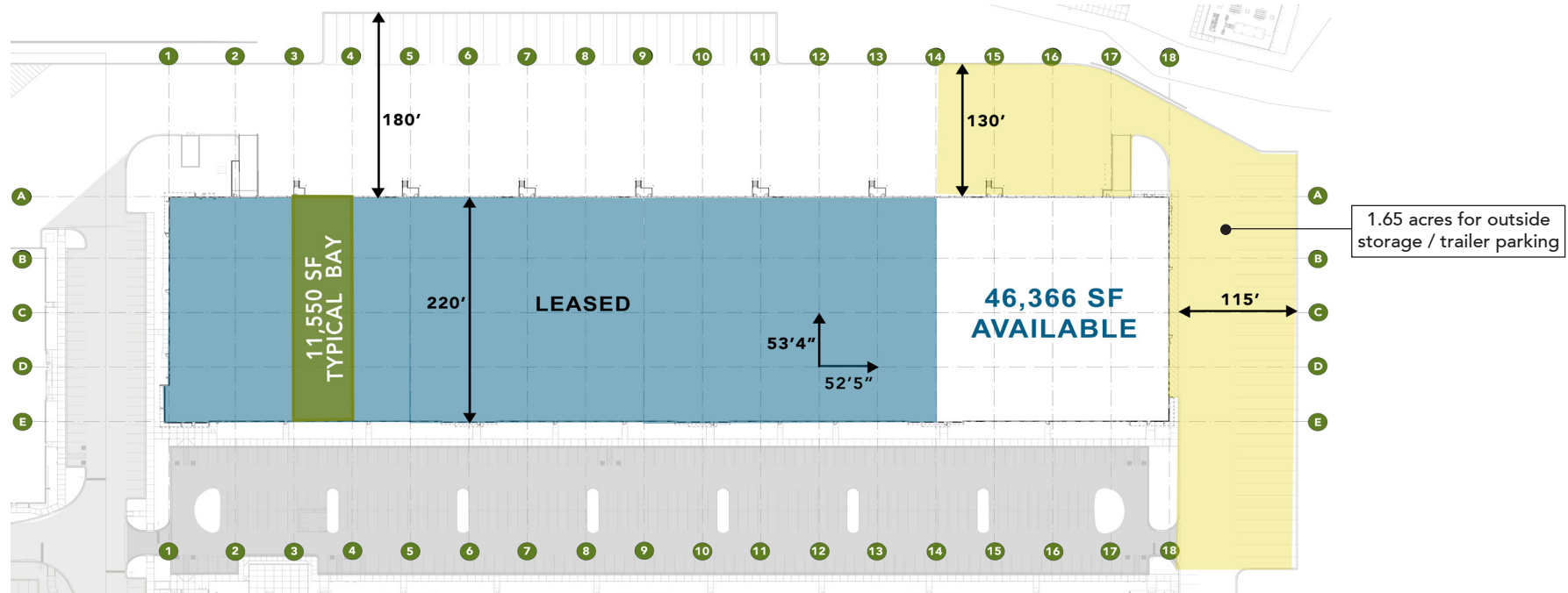
**TIM ROBERTSON**

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**BEACON  
PARTNERS**



**LOCATION** 12032 Carolina Logistics Dr., Pineville, NC 28134

**COUNTY** Mecklenburg

**OFFICE SF** Build-to-Suit

**ZONING** G-I

**CLEAR HEIGHT** 32'

**FIRE PROTECTION** ESFR

**AVAILABLE SF** ±23,100 - 46,366 SF

**LOADING** (9) 9' x 10' Overhead Doors  
 (1) 14' x 16' Drive-In Door  
 (1) 14' x 16' Knockout for Future Drive-In Door

**TRAILER PARKING** 34 Trailer Spaces

**CAR PARKING** 210 Spaces

**COLUMN SPACING** 52' 5" x 53' 4" Typical with  
 60' Speed Bay

**CONSTRUCTION** Walls: Tilt Concrete  
 Floors: 6" Unreinforced Floor Slab with  
 Speed Bay Reinforced with #3's at 18" O.C  
 Roof: 60 Mil TPO Membrane

**UTILITIES** Water: CMUD  
 Sewer: CMUD  
 Power: Electricities  
 Gas: Piedmont Natural Gas

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**+/- 525,904 SF | LEASED**  
12030 Pineville Distribution St

**+/- 230,164 SF | LEASED**  
12115 Downs Rd

**+/- 173,748 SF | LEASED**  
12012 Carolina Logistics Dr

**+/- 202,403 SF | LEASED**  
12004 Carolina Logistics Dr

**+/- 525,624 SF | LEASED**  
11925 Carolina Logistics Dr

**+/- 234,706 SF | LEASED**  
12026 Carolina Logistics Dr

**DOWN'S ROAD**

**+/- 50,450 SF AVAILABLE**  
**+/- 255,888 TOTAL SF**  
12020 Carolina Logistics Dr

**+/- 23,100 - +/- 46,366 SF AVAILABLE**  
**+/- 199,564 TOTAL SF**  
12032 Carolina Logistics Dr

**UNDER CONSTRUCTION**  
1Q '25 Delivery

**+/- 50,000 - +/- 208,819 SF AVAILABLE**  
**+/- 208,819 TOTAL SF**  
12038 Carolina Logistics Dr

**CAROLINA LOGISTICS DR**




**+/- 423,865 SF | LEASED**  
12031 Carolina Logistics Dr

**+/- 1,006,462 SF | LEASED**  
12220 Carolina Logistics Dr

**NATIONS FORD ROAD**





-  ±1.0 mile via Exit 1A | Westinghouse Blvd  
 ±1.0 mile via Exit 90 | Carowinds Blvd
-  ±1.0 mile via Exit 67  
 ±3.0 miles via Exit 65 | N Polk St
-  ±11.5 miles via Exit 38
-  ±10.0 miles  
 Charlotte-Douglas International Airport
-  ±11.0 miles  
 Charlotte Central Business District

